0307739 Box 35

IDENTIF. ↑ REFERENCE

97 MAY 22 PM 3:16

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

WARRANTY DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
MAPCO PETROLEUM Inc. 1101 Kermit Drive, Suite 800 Nashville, Tennessee 37217	Map 1~~9 12~~ 96-13 Parcel X 163	MAPCO PETROLEUM Inc. 1101 Kermit Drive, Suite 800 Nashville, Tennessee 37217
This instrument prepared by: Boult, Cummings, Conners & Berry (JTT) 414 Union Street, Suite 1600, P.O. Box 198062, Nashville, TN 37219		

BOOK 10463 PG 860

KNOW ALL MEN BY THESE PRESENTS:

THAT, E-Z SERVE CONVENIENCE STORES, INC. ("Grantor"), for and in consideration of the sum of Ten and no/100 Dollars ($10.00) in hand duly paid by MAPCO PETROLEUM INC. ("Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell and convey unto said Grantee, its successors and assigns forever, the following described real property situated in the County of Davidson , State of Tennessee, to wit:

STATE OF TEXAS)
COUNTY OF HARRIS)

The actual consideration for this transfer is $866,280.00 .

Affiant H.E. Lambert

Subscribed and sworn to before me this 16th day of May, 1997.

JANIE M. PATE
Notary Public, State of Texas
My Commission Expires 12-18-2000

Notary Public

My Commission Expires:

Janie

See Exhibit "A" attached hereto and
made a part hereof (the "Property").

TO HAVE AND TO HOLD the aforesaid real property, together with all appurtenances, buildings and privilege thereto belonging or in any wise appertaining unto said Grantee, its successors and assigns in fee simple forever.

SUBJECT TO current taxes and assessments not yet delinquent and taxes and assessments for subsequent years and the following matters (the "Permitted Encumbrances"):

See Exhibit "B" attached hereto and
made a part hereof

GRANTOR DOES HEREBY Covenant with said Grantee that it is lawfully seized in fee of the aforesaid Property; that it has a good right to sell and convey the same; and that Grantor does hereby bind itself, its successors and assigns, to warrant and forever defend the title of the Property unto the Grantee against every person whomsoever lawfully claiming or to claim the same or any part thereof, subject to the Conditions.

IN WITNESS WHEREOF, Grantor, by and through its duly authorized officers, has caused this instrument to be executed the 21st day of May, 1997.

"Grantor"

E-Z SERVE CONVENIENCE STORES, INC.

By: H. E. Lambert

Name: H. E. Lambert

Title: Vice President

BOOK 10463 PG 862

STATE OF TEXAS)
COUNTY OF HARRIS)

Before me, Janie M. Pate of the state and county aforesaid, personally appeared H. E. Lambert, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of **E-Z SERVE CONVENIENCE STORES, INC.**, the within named bargainor, and that he as such, executed the foregoing instrument for the purposes therein contained by personally signing the name of **E-Z SERVE CONVENIENCE STORES, INC.**.

WITNESS my hand and official seal on this 11th day of May, 1997.

NOTARY PUBLIC

My Commission Expires: 12-18-2000

JANIE M. PATE
Notary Public, State of Texas
My Commission Expires 12-18-2000

EXHIBIT A
to the
Warranty Deed

Property

Address: (Current) 461 Donelson Pike, Nashville, Tennessee
(Future) 465 Donelson Pike, Nashville, Tennessee
Store No. 7025

A tract of land in the Third Civil District of Davidson County, Tennessee, being Lot No. 1 on the Plan of the Tenneco Site #1 as of record in Plat Book 4350, page 111, Register's Office for Davidson County, Tennessee, as follows:

Beginning at an iron pin on the north right-of-way of Allen Road; said point being S 86 deg. 12 min. E, 190.00 feet from the intersection of the east right-of-way of Donelson Pike and the north right-of-way of Allen Road; thence in a westerly direction with said north right-of-way of Allen Road, N 86 deg. 12 min. W, 170.94 feet to an iron pin found being the beginning of a curve to the right; thence in a northwesterly direction with said curve 32.56 feet to an iron pin found in the east right-of-way of Donelson Pike, said curve having a radius of 25.0 feet, a delta angle of 74 deg. 38 min. 00 sec. and a tangent of 19.06 feet; thence with said east right-of-way of Donelson Pike with a curve to the right, 181.94 feet to an iron pin found, said curve having a radius of 1,392.40 feet, a delta angle of 07 deg. 29 min. 12 sec. and a tangent distance of 91.10 feet; thence in a northeasterly direction and leaving said right-of-way of Donelson Pike with south line of the property of Dorris D. Barnes (Deed Book 6909, page 10) N 88 deg. 24 min. E, 223.92 to a point in a concrete ditch; thence in a southwesterly direction, S 03 deg. 48 min. W, 219.11 feet to the iron pin found in the north right-of-way of Allen Road and the point of beginning; continuing 43,722 square feet or 1.0 acres more or less.

Being part of the same property conveyed to TOC Retail, Inc. by deed from Tenneco Oil Company of record in Book 7724, page 49, and as corrected by Special Warranty Deed of record in Book 8062, page 838, Register's Office of Davidson County, Tennessee.

The foregoing description is the same as that contained in the deed of record in Book 7724, page 49 as corrected by deed of record in Book 8062, page 838, R.O.D.C. This is improved property known as 461 Donelson Pike, Nashville, TN

EXHIBIT B

BOOK 10463 PG 864

DONELSON PIKE
461 Donelson Pike
Donelson, TN 37214
Store #7025

1. Taxes for 1997: A lien, but not yet due and payable.

2. Agreement for dedication of easement for sanitary sewers and/or storm drainage of record in Book 6024, page 326, said Register's Office.

4141 05/22 0101 03CHECK 3226.24

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY

NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 10468 PG 865

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
866280.00
CON TX 3205.24
PRFEE 1.00
WDEED 20.00
TOTAL 3226.24
CHECK 3226.24

05/22/97 01 15:22 0001 4141

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0307739
IDENTIF. & REFERENCE

97 MAY 22 PM 3:16
FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

No.